

CITY OF ALBUQUERQUE LAND USE FACILITATION PROGRAM PROJECT MEETING REPORT

Project #: 1008286
Property Description/Address: 7220 Lomas Blvd NE
Date Submitted: May 10, 2010
Submitted By: Diane Grover
Meeting Date/Time: May 10, 2010
Meeting Location: Cesar Chavez Community Center
Facilitator: Diane Grover
Co-facilitator: Kathleen Oweegon

Parties:

Jim Schumacher, Pacific Realty, Applicant (not present at meeting)
Les F. Gutierrez, Verizon Wireless, Agent
La Mesa Community Improvement Association ("LMCIA")

Invited but not in attendance:

Jerry Cline Park Neighborhood Association ("JCP")

Note: Individual names can be found at the end of this report.

Background/Meeting Summary:

Pacific Realty requests a special exception to Section 14-16-3-17(A)(16)(b): a variance of 1'7" to the 9' wall height allowance for a proposed 10'7" wall at a wireless telecommunications facility. Pacific Realty is also adding a request for a variance of 1'7" to the maximum 9' shelter height, to be heard at the ZHE Hearing scheduled for May 18, 2010.

The agent explained that other than the height of the shelter and wall, no other changes have been made to the plans previously discussed in 2 prior meetings under project #1007674.

Neighbors at the meeting had no specific concerns, but were not in a position to give any official opinion for LMCIA. They stated that LMCIA will present their opinion of the project in writing to the City of Albuquerque ZHE Department, and will copy the agent.

Neighbors did state that they would love to see the City start using pre-designed towers that would be more attractive and a "better use of their 1%". They suggested using the sculptures on Rio Grande. The agent said that they had looked into that option but were denied.

Outcome:

Areas of Agreement:

- None noted

Unresolved Issues, Interests and Concerns:

- None noted

Meeting Specifics:

- 1) Applicant presentation
 - a) Administrative Amendment not yet approved
 - b) In the final phase of placing a concealed mono-cypress at subject property
 - i) First mono-cypress in Albuquerque
 - c) Will also make request for variance of 1'7" to the maximum shelter height.
 - i) Allowable building height per zoning is 100'
 - ii) Shelter height falls under telecommunications limit of 9'
 - d) Other option would be to build a trench and bury shelter and wall – unable to do so because of flooding problems
 - e) WTF designed to accommodate another carrier
- 2) Neighbors' questions and comments
 - a) Wondered if all other aspects to remain as discussed in the past
 - i) Agent verified no other changes other than height
 - b) Landscaping
 - i) On south, east and north sides
 - ii) Some bigger plants; others will mature to height
 - c) Location of shelter
 - i) Moved to the west property line
 - d) WTF lasts about 30 years
 - e) Neighbor perspective
 - i) Neighbors wish the City would have pre-designed towers and utilized structures such as the sculptures on Rio Grande
 - (1) Agent states they looked into that feasibility but not possible
 - f) Cypress "tree"
 - i) Manufactured
 - ii) Hollowed inside to hold tower
 - iii) Cost approximately 100,000 to make it look like a tree

Next Steps:

None noted

Action Plan:

None noted

Action Items:

None noted

ZHE Application Hearing Details:

- 1) Hearing Scheduled for Tuesday, May 18, 2010
- 2) Hearing Details:
 - a) The Office of the Zoning Hearing Examiner conducts monthly quasi-judicial PUBLIC HEARINGS regarding Special Exceptions to the Zoning Code (Please refer to Section 14.16.4.2 of the Comprehensive City Zoning Code)
 - b) There are certain criteria that applicants must meet in order to obtain an approval of decision for their special exception request.
- 3) Hearing Process:
 - a) Comments from facilitated meetings will go into a report which goes to the Hearing Examiner
 - b) All interested parties may appear at the hearing and voice their opinions or submit written comments prior to the day of public hearing.
 - c) The Zoning Hearing Examiner will render a determination of approval, approval with conditions or denial within 15 days after the close of the public hearing
 - d) The determination can be appealed to the Board of Appeals

Any further questions or comments can be referred to:

Lucinda Montoya
924-3918
Lucindamontoya@cabq.gov

Comments:

None noted

Names & Affiliations of Attendees:

Nancy Bearce	LMCIA
Charlie Bearce	LMCIA
Idalia Lechuga-Tena	LMCIA
Les Gutierrez	Verizon
Shannon Beaucaire	City of Albuquerque, ADR